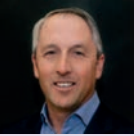


THE LIST

TENANT IMPROVEMENT CONTRACTORS

► NEXT WEEK'S LIST
Best Places to Work

RANKED BY DOLLAR VALUE OF TI WORK IN OC

Rank	Company	Company logo	Dollar value of TI work done in OC in 2025 •yearly % change	Square footage of TI work done in OC in 2025 •yearly % change	OC employees •yearly % change	Companywide employees •yearly % change	Current notable projects/clients in OC	Top local official(s) •Title •Phone/fax
1	Howard Building Corporation 3184 Airway Ave., Ste. K (2) Costa Mesa 92626-4619 Los Angeles Website: howardbuilding.com Email: info@howardbuilding.com		\$198 million 34%	2.1 million 141%	57 24%	216 32%	Would not disclose	Bryan Howard president (714) 438-2272/(714) 444-3446 
2	RAM Construction LLC 20 Executive Park, Ste. 250 (1) Irvine 92614-4732 Irvine Website: ramconstruction-us.com Email: contact@ramconstruction-us.com		\$181 million 11%	580,000 5%	118 -5%	204 65%	Newport Irvine Medical Center, Hoag, Providence St. Jude HQ, Healthpeak Properties, Westcliff University, Seegene USA, CHOC	Matt Renault principal (949) 418-7688 
3	KPRS Construction Services LLC⁽¹⁾ 2850 Saturn St., Ste. 120 (3) Brea 92821-6201 Brea Website: kprsync.com Email: joels@kprsync.com		\$143.1 million 2%	1.4 million 4%	275 4%	370 3%	CT Realty, Yamaha, Office and Project Repositioning	Joel Stensby CEO/president (714) 672-0800/(714) 672-0871 
4	Swinerton Builders 200 N. Main St. (4) Santa Ana 92701-4800 Concord Website: swinerton.com		\$142.3 million 38%	500,000 11%	945 -10%	4,191 -13%	Disneyland Hotel Darling Lounge Renovation, Downtown Disney ESPN Bifurcation at Bldg CC, Boys and Girls Club, Santa Ana Exterior Improvements, Dell Irvine HVAC Replacement, John Wayne Airport Terminal C Parking Structure, OCVibe Parking Structure, Financial Services Workspace and Client Center	Daniel Camin vice president, division manager (949) 622-7000 

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⁽¹⁾ Previously listed as KPRS Construction Services Inc.

Researched by Desmond Celo

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5 (NR)	DPR Construction 4665 MacArthur Court, Ste. 100 Newport Beach 92660-1825 Redwood City Website: dpr.com Email: info@dpr.com		\$132 million 23%	wnd	480 -20%	11,000 0%	Would not disclose	Marc Ness/Alicia L. Ortiz Southern California co-business unit leaders (949) 955-3771/(949) 253-0015	
6 (6)	Pacific Tusk Builders 1301 Dove St., Ste. 130 Newport Beach 92660-2491 Newport Beach Website: pacifictusk.com Email: info@pacifictusk.com		\$80 million 8%	3.6 million 13%	80 8%	80 8%	Would not disclose	Eric Prendergast/David Goldberg principals (949) 679-4580	
7 (5)	Turelk Inc. 4685 MacArthur Court, Ste. 422 Newport Beach 92660-1855 Long Beach Website: turelk.com Email: erin.pysnik@turelk.com		\$76.1 million 2%	1.4 million 0%	42 0%	101 0%	Irvine Co., Murray Company, L3 Harris, Snell and Wilmer, Subaru, 99 Cent	Jeff Turi general manager/VP, Orange County operations (949) 629-5755	
8 (8)	RBA Builders 16490 Harbor Blvd. Fountain Valley 92708-1375 Fountain Valley Website: rbabllc.com Email: Marketing@rbabllc.com		\$68.7 million 22%	648,050 -2%	90 -2%	90 -2%	Major Global Entertainment Company Themed Suites, Major Aerospace Company SCIFS	Bryan Pavalko CEO (714) 895-9000/(714) 895-9001	
9 (7)	Esplanade Builders Inc. 151 Yorba Street, Ste. 201 Tustin 92780-2960 Torrance Website: ebi-gc.com Email: info@ebi-gc.com		\$65.8 million 2%	630,000 5%	14 -22%	72 -5%	OC Probation, MSI, HFC, Alere Group, Kargozian & Case	Greg Guba vice president (949) 556-4930	
10 (10)	Driver SPG 2190 S. Towne Centre Place, Ste. 100 Anaheim 92806-6128 Anaheim Website: driverspg.com Email: kkreutziger@cwdriver.com		\$64.2 million 18%	473,653 53%	49 20%	377 0%	Almquist Development & Investment - Old Mission Place, Concordia University - Amphitheater, Athletics Complex and CU Center, Santa Ana Country Club - New Clubhouse, Episcopal Communities & Services (ECS) - The Covington Refresh, Forest Lawn - Reflection Lakes, JW Marriott - Dana Point Phase 2	Karl Kreutziger president (855) 300-4774/(855) 329-2774	
11 (9)	Snyder Langston⁽²⁾ 17962 Cowan Irvine 92614-6026 Irvine Website: snyderlangston.com Email: info@snyderlangston.com		\$54.9 million ⁽³⁾ NA	150,000 ⁽³⁾ NA	150 ⁽³⁾ NA	160 ⁽³⁾ NA	Restoration Hardware, Helen Caloggero Women's and Family Center, Be Well OC, Innovation Office Park, Spectrum Terrace Phase 3, Toll Bros. Rafferty Apartments, Irvine Spectrum Center	Jason Rich CEO (949) 863-9200/(949) 863-1087	
12 (16)	DBaC Inc. 101 Shipyard Way, Ste. A Newport Beach 92663-4447 Newport Beach Website: dbacinc.com Email: jcurci@dbacinc.com		\$46 million 92%	520,000 -15%	33 3%	33 -3%	BeWellOC, 110 22nd Street lofts - Newport Beach, CasaDamí restaurant, Malarky's expansion	John M. Curci founder/president (949) 723-0147/(949) 723-0126	
13 (11)	Casco Contractors 9850 Irvine Center Drive Irvine 92618-4353 Irvine Website: cascocontractors.com Email: info@cascocontractors.com		\$45 million -6%	1.2 million -4%	55 8%	55 8%	Would not disclose	Cheryl Osborn founder/president (949) 679-6880/(949) 679-6890	
14 (13)	Coastline Development Inc. 13911 Enterprise Drive Garden Grove 92843-4022 Garden Grove Website: coastlinedevelopment.com Email: general@coastlinedevelopment.com		\$39.1 million 1%	454,981 -25%	33 -6%	33 -6%	Comerica Bank, Charles Schwab Corp., CBRE Group Inc., Wells Fargo & Co., California Bank & Trust	Todd Layman president (714) 265-0250/(714) 265-1701	
15 (12)	Smith and Severson Builders 21072 Bake Parkway, Ste. 106 Lake Forest 92630-2180 Lake Forest Website: smithandseverson.com Email: dsmith@smithandseverson.com		\$35.4 million -21%	160,000 -24%	21 -9%	21 -9%	Would not disclose	David Smith president (949) 232-1222	
16 (20)	DEB Construction 2230 E. Winston Rd. Anaheim 92806-5536 Anaheim Website: debconstruction.com Email: info@debconstruction.com		\$23.7 million 34%	120,000 -10%	58 4%	69 6%	Everbank - Corona del Mar, U.S Bank - Buena Park, Charles Schwab, office renovation - Fashion Island	Adam Vali/Scott Shellhammer CEO/president (714) 632-6680	
17 (14)	Morris Inc. 5151 California Ave., Ste. 250 Irvine 92617-3205 Irvine Website: morris-usa.com Email: info@morris-usa.com		\$21.6 million -36%	138,740 -3%	27 -23%	27 -23%	Would not disclose	Chris Morris president (949) 333-7000	

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18 (17)	Caliber Construction Inc. 240 N. Orange Ave. Brea 92821-4026 Brea Website: caliberconstructioninc.com Email: info@caliberconst.net		\$20.3 million -11%	190,000 -3%	37 -10%	37 -10%	Would not disclose	Doug Bassett president/CEO (714) 255-2700/(714) 255-2730	
19 (15)	Coastal Pacific Construction Inc. 28 Edelman Irvine 92618-4312 Irvine Website: coastalpacificconstruction.com Email: jmason@coastalpacificconstruction.com		\$20.3 million -16%	219,000 -20%	33 -11%	33 -11%	Would not disclose	Gary Mason CEO/president (949) 770-1555	
20 (23)	CRM Construction Inc. 5353 E. Second St. Long Beach 90803-5300 Long Beach Website: teamcrminc.com Email: info@teamcrminc.com		\$19.2 million 13%	165,000 6%	19 19%	19 19%	Would not disclose	Gary Tracy president / CEO (714) 921-3030	
21 (18)	Uprite Construction⁽²⁾ 2211 Michelson Drive, Ste. 500 Irvine 92612-1391 Irvine Website: upriteco.com Email: info@upriteco.com		\$18.8 million ⁽³⁾ NA	150,015 ⁽³⁾ NA	71 27%	77 ⁽³⁾ NA	Advantech HQ, Garry Avenue Business Park, Ball Road, 3130 Fairview, Commonwealth Avenue, Lewis Street TI, CJ Foods, 2040 Main, 2050 Main	Jonathan Bagnall president (949) 877-8877	
22 (19)	Pacific Design Directions Inc. 8171 E. Kaiser Blvd. Anaheim 92808-2214 Anaheim Website: pdd.pacdesign.com Email: sstoneburner@pacdesign.com		\$18.3 million 2%	20,000 -91%	34 13%	34 13%	Berness Distribution Center, Brault Expansion	Susan S. Stoneburner founder/president (714) 685-7733/(714) 685-7799	
23 (22)	Servco Builders⁽²⁾ 16620 Aston St. Irvine 92606-4836 Irvine Website: servcobuilders.com Email: info@servcobuilders.com		\$17.2 million ⁽³⁾ NA	357,447 ⁽³⁾ NA	43 ⁽³⁾ NA	43 ⁽³⁾ NA	DIOR, Collage at Bloomingdale's, Virgin Galactic, ACE Hardware, Americor, Amazon Fresh, Institutes of Health	Christopher Webb president (949) 955-2300	
24 (24)	Slater Builders Inc.⁽²⁾ 3100 Pullman St., Ste. B Costa Mesa 92626-4500 Costa Mesa Website: slaterbuilders.com Email: info@slaterbuilders.com		\$16.9 million ⁽³⁾ NA	70,963 ⁽³⁾ NA	29 ⁽³⁾ NA	29 ⁽³⁾ NA	Bay Shores Peninsula Hotel, Nick's Newport Beach, St. John the Baptist School Gym, St. Barbara Catholic School Phase II, 757 Newton Way	Lizabeth S. Slater co-founder/CEO (714) 434-4887/(714) 434-6173	
25 (21)	Gray West Construction 2070 N. Tustin Ave. Santa Ana 92705-7827 Santa Ana Website: graywestconstruction.com Email: info@graywc.com		\$14.5 million -17%	96,672 -34%	157 1%	157 1%	Holey Moley/Hijinx Hotel at Irvine Spectrum, Warby Parker, Rivian Service Center, Victoria's Secret, Banana Republic, Sephora in Downtown Disney, Thrive Hearts & Halos, Pure Hockey, Old Navy, BMO, Share Ourselves	Eric Berg president (714) 491-1317/(714) 333-9700	
26 (NR)	HITT Contracting 2150 Park Place, Ste. 100 El Segundo 90245 Falls Church, Virginia Website: hitt.com Email: info@hitt-gc.com		\$12.3 million 55%	264,868 14%	86 76%	3,320 69%	Acrisure, Hyundai Autoevers (HAEA), Apollo Global Management	Trevor Coffey/Kavan Ranasinghe executive VP/VP, office leader (424) 326-1042	
27 (25)	KNR Builders 1300 Quail St., Ste. 102 Newport Beach 92660-2711 Newport Beach Website: knrbuilders.com Email: rneighbors@knrbuilders.com		\$8.7 million -40%	72,000 -55%	8 0%	8 0%	Would not disclose	Rod Neighbors president (714) 259-1700	
28 (26)	AGI General Contracting 825 N. Parkcenter Drive, second floor Santa Ana 92705-3524 Santa Ana, CA Website: agigc.com Email: info@agigc.com		\$7 million -19%	385,000 43%	47 -6%	47 -6%	Walmart Irvine, Friends Church Student Center, Yorba Linda, Sprouts Santa Ana	Chris Gautreau president (714) 934-8066	
29 (29)	VR Mason Inc.⁽²⁾ 16371 Gothard St., Ste. B Huntington Beach 92647-3652 Huntington Beach Website: vrmasonbuilder.com Email: nicole.kluve@vrmasonbuilder.com		\$5.3 million ⁽³⁾ NA	987,256 ⁽³⁾ NA	14 ⁽³⁾ NA	14 ⁽³⁾ NA	Kimco Realty Corp., Healthcare Realty Services, PS Business Parks, Tenet, Cushman & Wakefield, CBRE, Fountain Valley Regional Hospital, Duke Realty, LabCorp of America, Pacific Coast Commercial Real Estate, Physical Rehabilitation Network, Mathis Bros., Sasco Electric, Link Logistics, Eyesthetica	Nicole Kluve president/project manager (714) 843-0707/(714) 843-9996	

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